

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF NORTH CAROLINA  
WILMINGTON DIVISION

In Re: \_\_\_\_\_ :  
Porters Neck Country Club, Inc. :  
Debtor(s) \_\_\_\_\_ :

**Case No. 19-04309-5-SWH**  
**Chapter 11**

**NOTICE OF PERFECTION OF STATUTORY LIEN  
PURSUANT TO SECTION 546(b) OF THE BANKRUPTCY CODE**

**Chambliss & Rabil Contractors, Inc.** ("C&R"/Lien Claimant"), by and through counsel, hereby provides Notice pursuant to Section 546(b) of the Bankruptcy Code of its perfection of its statutory lien rights as follows:

1. C&R/Lien Claimant claims a statutory lien and has perfected such statutory lien against certain real property and improvements owned by Debtor located in Wilmington, New Hanover County, North Carolina (the "Property"), more particularly described in the Claim of Lien filed on November 13, 2019 with the New Hanover County Clerk of Court, a copy of which is attached hereto as Exhibit A.

2. That pursuant to its contract with Debtor C&R/Lien Claimant provided labor, materials and other construction services to the real property owned by Debtor with regard to the repair and renovation of storm damage to the Clubhouse.

3. C&R/Lien Claimant hereby gives notice, pursuant to Sections 362(b)(3) and 546(b) of the Bankruptcy Code that it has perfected its statutory lien against the Property in accordance with Chapter 44A of the North Carolina General Statutes. C&R/Lien Claimant reserves the right to enforce its lien interest in the Property and improvements.

4. This Notice is being provided within the time fixed by law for commencement of an action to enforce said Claims of Lien which relates back to and including the first date upon which labor or materials were first furnished by C&R/Lien Claimant to the improved

Property owned by Debtor.

This the 11<sup>th</sup> day of December, 2019.

YOW, FOX & MANNEN, L.L.P.  
Attorneys for Chambliss & Rabil Contractors, Inc.

By: S/ Jerry A. Mannen, Jr.  
Jerry A. Mannen, Jr.  
State Bar No. 17498  
102 North Fifth Avenue  
P.O. Drawer 479  
Wilmington, N.C. 28402  
Telephone: (910) 762-2421  
Facsimile: (910) 251-9247  
Email: [jmannen@yfmlaw.com](mailto:jmannen@yfmlaw.com)

Exhibit A

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

FILED

**CLAIM OF LIEN**

2019 NOV 13 A 11: 27

NOW COMES, CHAMBLISS & RABIL CONTRACTORS, INC., by and through its undersigned attorney, and hereby makes a claim of lien pursuant to N.C.G.S. 44A et. seq. as follows:

1. Name and address of person claiming the lien:

Chambliss & Rabil Contractors, Inc.  
821 Country Club Road  
Rocky Mount, NC 27804

2. Name and address of the record owner of the real property claimed to be subject to the lien at the time the claim of lien is filed:

Porters Neck Country Club, Inc.  
8403 Vintage Club Drive  
Wilmington, NC 28411

3. Description of the real property upon which the lien is claimed:

Being a Portion of Tract Four as described in Exhibit A attached hereto and being more commonly known as the Porters Neck Country Club clubhouse site and surrounding areas.

Also being the same property which is more commonly known as 8403 Vintage Club Drive, Wilmington, North Carolina, Tax Parcel Identification No. Ro3700-002-018-000 and being more commonly know as the Porters Neck Country Club and surrounding areas.

4. Name and address of the general contractor:

Chambliss & Rabil Contractors, Inc.  
821 Country Club Road  
Rocky Mount, NC 27804

5. Name and address of the person with whom the claimant contracted for the furnishing of labor or materials:

Porters Neck Country Club, Inc.  
Marc Tingle, General Manager and  
Chief Operating Officer  
Porters Neck Country Club  
8403 Vintage Club Drive  
Wilmington, NC 28411

A TRUE COPY  
CLERK OF SUPERIOR COURT  
NEW HANOVER COUNTY  
BY: Kristina J. McCoy  
Deputy Clerk of Superior Court

6. Date upon which labor and materials were first furnished upon said property by claimant:

November 6, 2018

7. Date upon which labor and materials were last furnished upon said property by the claimant:

July 17, 2019

8. General description of the labor performed or materials furnished and the amount claimed therefor:

Pursuant to its contract with Porters Neck Country Club, Inc. Chambliss & Rabil Contractors, Inc. furnished labor, materials and services to the real property owned by Debtor with regard to the repair and renovation of storm damage to the Clubhouse and surrounding areas.

The Amount of the Lien Claimed Pursuant to the Above-Described Contract:

\$38,898.03, plus reasonable attorneys fees and costs as allowed by N.C.G.S. 44A-35, contract, or otherwise.

Respectfully submitted this the 13 day of November, 2019.

CHAMBLISS & RABIL CONTRACTORS, INC.

BY: 

Jerry A. Mannen, Jr.  
Attorney for Claimant  
Chambliss & Rabil Contractors, Inc.  
102 North Fifth Avenue  
Post Office Drawer 479  
Wilmington, NC 28402  
(910) 762-2421  
(910) 251-9247 facsimile  
[jmannen@yfmlaw.com](mailto:jmannen@yfmlaw.com)

EXHIBIT **A**  
Page **1** of **9** Pages

PARID: R03700-002-018-000

PORTERS NECK COUNTRY CLUB INC

8403 VINTAGE CLUB CIR

## Parcel

Alt ID	317906.49.9543.000
Address	8403 VINTAGE CLUB CIR
Unit	
City	WILMINGTON
Zip Code	-
Neighborhood	F9G03
Class	RES-Residential
Land Use Code	798-Recreational (private)
Living Units	
Acres	
Zoning	R-20-RESIDENTIAL DISTRICT

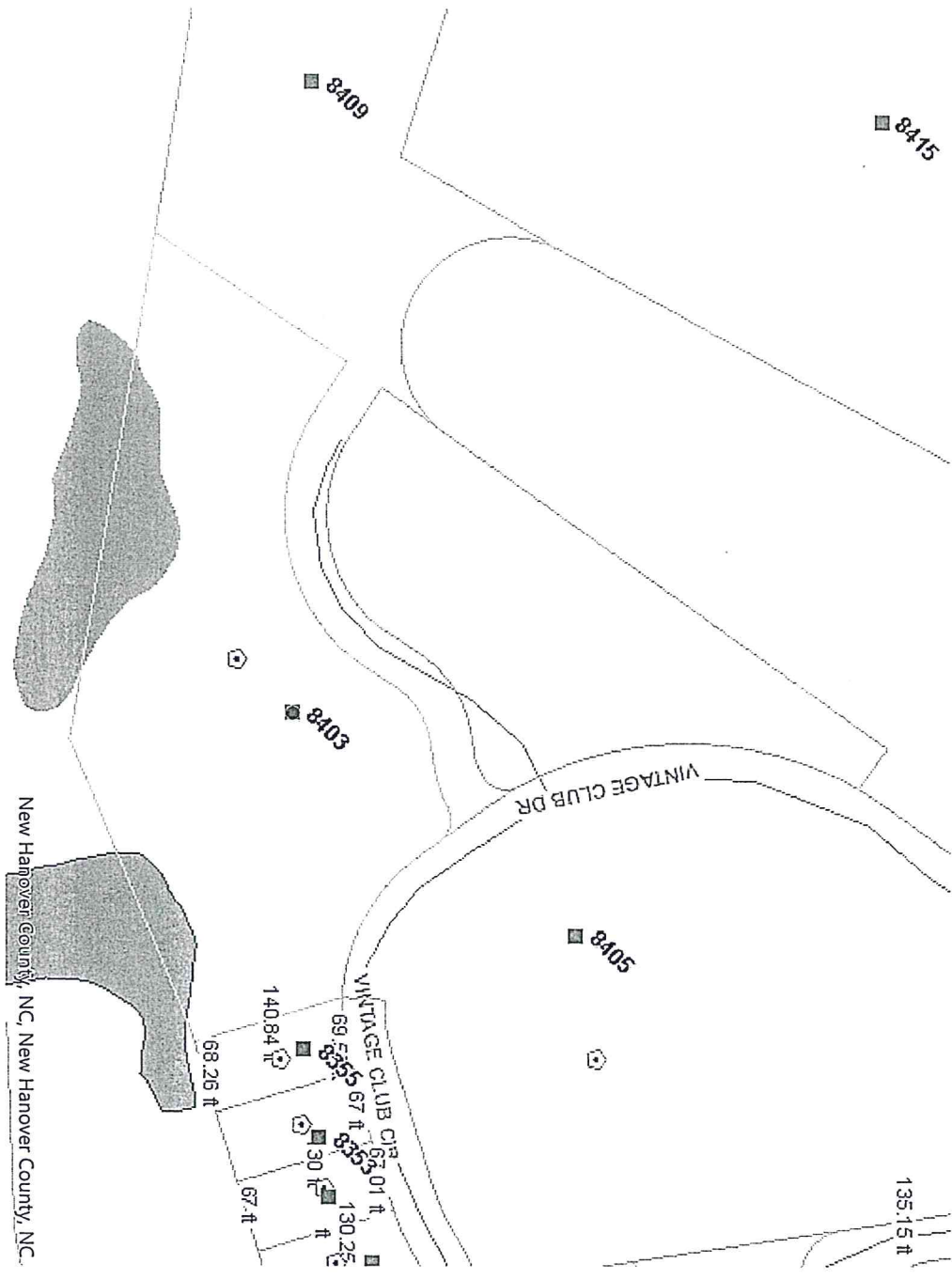
## Legal

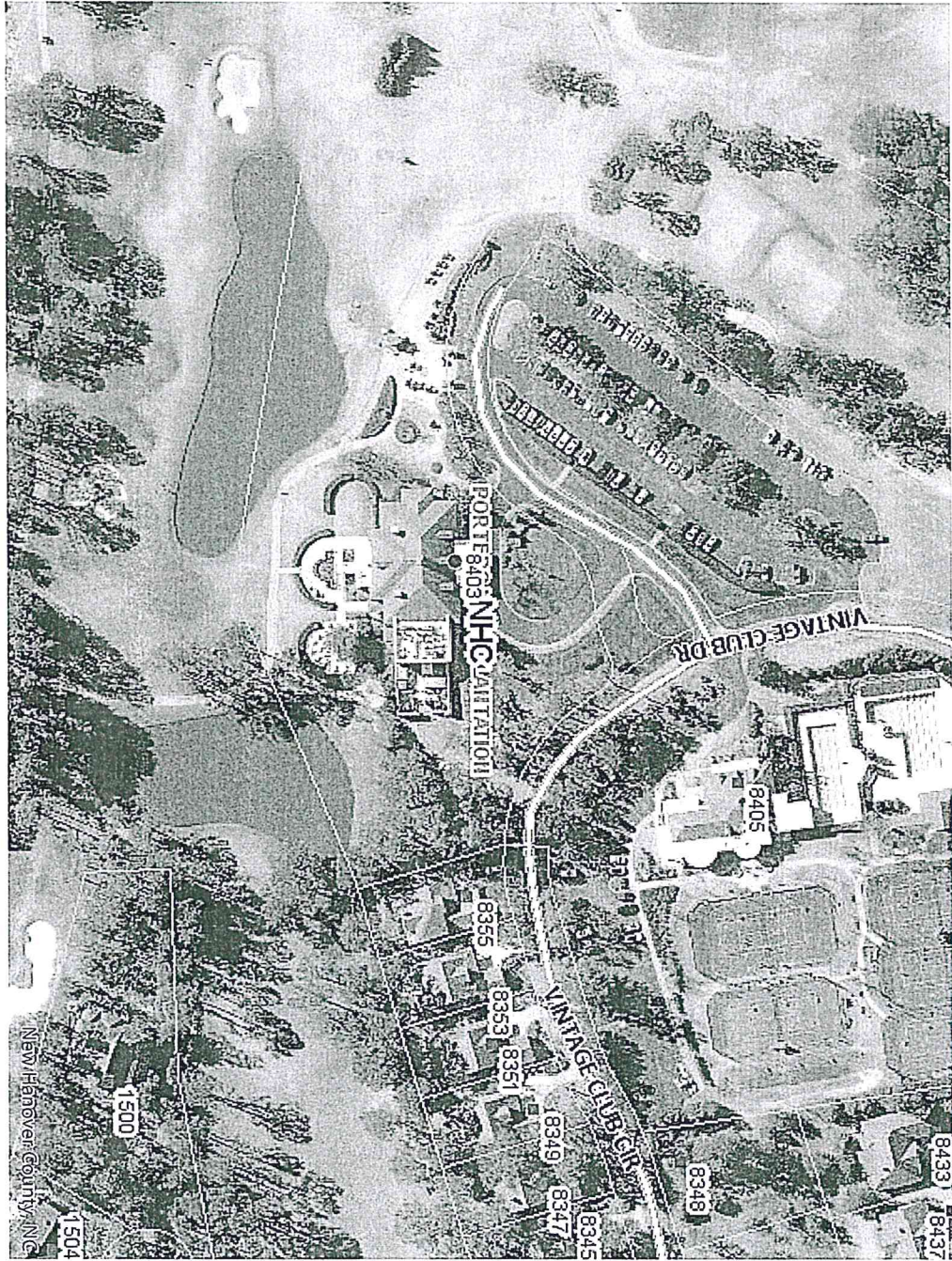
Legal Description	PORTERS NECK CLUBHOUSE SITE
Tax District	FD

## Owners (On January 1st)

Owner	PORTERS NECK COUNTRY CLUB INC
City	WILMINGTON
State	NC
Country	
Zip	28411

THE DATA IS FROM 2019





**INVESTORS TITLE INSURANCE COMPANY**

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Policy No. [REDACTED] 22NF

~~RIGHT-OF-WAY). -THENCE, -WITH-SAID-RIGHT-OF-WAY-LINE, -SOUTH-22-DEGREES-08-MINUTES  
59-SECONDS-WEST-A-DISTANCE-OF-50.99-FEET-TO-A-POINT-ON-A-CURVE-TO-THE-LEFT  
HAVING-A-RADIUS-OF-165.46-FEET. -THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT  
THAT-BEAR-SOUTH-17-DEGREES-15-MINUTES-58-SECONDS-WEST-A-CHORD-DISTANCE-OF  
60.38-FEET-FROM-THE-PRECEDING-POINT. -THENCE-SOUTH-6-DEGREES-45-MINUTES-14  
SECONDS-WEST-A-DISTANCE-OF-65.28-FEET-TO-A-POINT-ON-A-CURVE-TO-THE-RIGHT-HAVING  
A-RADIUS-OF-209.92-FEET. -THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT-THAT  
BEARS-SOUTH-22-DEGREES-37-MINUTES-05-SECONDS-WEST-A-CHORD-DISTANCE-OF-114.77  
FEET-FROM-THE-PRECEDING-POINT. -THENCE-NORTH-6-DEGREES-25-MINUTES-43-SECONDS  
WEST-A-DISTANCE-OF-130.87-FEET-TO-THE-POINT-OF-BEGINNING;-CONTAINING-27.36  
ACRES,-MORE-OR-LESS.~~

**TRACT-FOUR:**

DESCRIPTION-FOR-PORTERS-NECK-COUNTRY-CLUB, -INC.  
REVISED-GOLF-HOLES-8, -9, -10, -11-&-18  
INCLUDING-GOLF-HOLE-1, -DRIVING-RANGE  
GOLF-MAINTENANCE-AREA-&-CLUBHOUSE-SITE  
78.22-ACRES-NET

COMMENCING-AT-THE-INTERSECTION-OF-THE-SOUTHWESTERLY-RIGHT-OF-WAY-LINE-OF-FAZIO  
DRIVE- (50-FOOT-WIDE-RIGHT-OF-WAY) -AND-THE-NORTHWESTERLY-RIGHT-OF-WAY-LINE-OF  
VINTAGE-CLUB-DRIVE- (40-FOOT-WIDE-RIGHT-OF-WAY) -AS-SHOWN-ON-A-MAP-OF-PORTERS  
NECK-PLANTATION-SECTION-I, -CHAMPIONS-ROW-RECORDED-IN-MAP-BOOK-32-AT-PAGE-293-IN  
THE-NEW-HANOVER-COUNTY-REGISTRY. -SAID-POINT-BEING-TO-ON-A-CURVE-TO-THE-RIGHT  
HAVING-A-RADIUS-OF-795.44-FEET-AND-BEING-THE-POINT-OF-BEGINNING;

THENCE, -FROM-SAID-POINT-OF-BEGINNING-WITH-SAID-NORTHWESTERLY-RIGHT-OF-WAY-LINE  
OF-VINTAGE-CLUB-DRIVE-ALONG-THE-ARC-OF-SAID-CURVE, -SOUTH-51-DEGREES-38-MINUTES  
33-SECONDS-WEST-A-CHORD-DISTANCE-OF-89.13-FEET-FROM-THE-PRECEDING-POINT. -THENCE  
SOUTH-54-DEGREES-51-MINUTES-15-SECONDS-WEST-A-DISTANCE-OF-251.24-FEET-TO-A  
POINT-ON-A-CURVE-TO-THE-LEFT-HAVING-A-RADIUS-OF-416.74-FEET. -THENCE-ALONG-THE

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ARC-OF-SAID-CURVE-TO-A-POINT-THAT-BEARS-SOUTH-48-DEGREES-10-MINUTES-47-SECONDS WEST-A-CHORD-DISTANCE-OF-96.87-FEET-FROM-THE-PRECEDING-POINT.-THENCE-SOUTH-41 DEGREES-30-MINUTES-20-SECONDS-WEST-A-DISTANCE-OF-371.74-FEET-TO-A-POINT-ON-A CURVE-TO-THE-LEFT-HAVING-A-RADIUS-OF-320.00-FEET.-THENCE-ALONG-THE-ARC-OF-SAID CURVE-TO-A-POINT-THAT-BEARS-SOUTH-5-DEGREES-30-MINUTES-20-SECONDS-WEST-A-CHORD DISTANCE-OF-376.18-FEET-FROM-THE-PRECEDING-POINT.-THENCE-SOUTH-30-DEGREES-29 MINUTES-12-SECONDS-EAST-A-DISTANCE-OF-71.24-FEET-TO-A-POINT-ON-A-CURVE-TO-THE LEFT-HAVING-A-RADIUS-OF-174.58-FEET.-THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A POINT-THAT-BEARS-SOUTH-55-DEGREES-46-MINUTES-55-SECONDS-EAST-A-CHORD-DISTANCE OF-149.15-FEET-FROM-THE-PRECEDING-POINT.-SAID-POINT-BEING-THE-NORTHEASTERLY CORNER-OF-LOT-1-OF-SAID-PORTERS-NECK-PLANTATION-SECTION-I,-CHAMPIONS-ROW. THENCE,-WITH-THE-LINES-OF-SAID-CHAMPIONS-ROW,-SOUTH-11-DEGREES-21-MINUTES-52 SECONDS-EAST-A-DISTANCE-OF-140.84-FEET-TO-A-POINT.-THENCE-NORTH-78-DEGREES-38 MINUTES-08-SECONDS-EAST-A-DISTANCE-OF-761.81-FEET-TO-A-POINT.-THENCE-NORTH-59 DEGREES-14-MINUTES-45-SECONDS-EAST-A-DISTANCE-OF-358.96-FEET-TO-A-POINT-ON-A CURVE,-TO-THE-RIGHT-HAVING-A.-RADIUS-OF-150.00-FEET.-THENCE-ALONG-THE-ARC-OF SAID-CURVE-TO-A-POINT-THAT-BEARS-NORTH-72-DEGREES-24-MINUTES-36-SECONDS-EAST-A CHORD-DISTANCE-OF-68.32-FEET-FROM-THE-PRECEDING-POINT.-THENCE-NORTH-44-DEGREES 55-MINUTES-08-SECONDS-WEST-A-DISTANCE-OF-498.98-FEET-TO-A-POINT-ON-A-CURVE-TO THE-RIGHT-HAVING-A-RADIUS-OF-150.00-FEET.-THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO A-POINT-THAT-BEARS-NORTH-15-DEGREES-26-MINUTES-10-SECONDS-EAST-A-CHORD-DISTANCE OF-260.73-FEET-FROM-THE-PRECEDING-POINT.-THENCE-NORTH-15-DEGREES-57-MINUTES-09 SECONDS-EAST-A-DISTANCE-OF-18.95-FEET-TO-A-POINT-IN-THE-SOUTHERLY-RIGHT-OF-WAY LINE-OF-SAID-FAZIO-DRIVE.-THENCE,-WITH-SAID-LINE-OF-FAZIO-DRIVE,-SOUTH-74 DEGREES-15-MINUTES-46-SECONDS-EAST-A-DISTANCE-OF-204.05-FEET-TO-A-POINT-AT-THE NORTHWESTERLY-CORNER-OF-LOT-24,-PORTERS-NECK-PLANTATION,-PHASE-I,-SECTION-I RECORDED-IN-MAP-BOOK-33-AT-PAGE-183-IN-THE-NEW-HANOVER-COUNTY-REGISTRY.-THENCE, WITH-THE-LINES-OF-SAID-PORTERS-NECK-PLANTATION,-PHASE-I,-SECTION-I,-SOUTH-56 DEGREES-41-MINUTES-17-SECONDS-WEST-A-DISTANCE-OF-47.19-FEET-TO-A-POINT.-THENCE SOUTH-33-DEGREES-18-MINUTES-43-SECONDS-EAST-A-DISTANCE-OF-491.94-FEET-TO-A POINT-ON-A-CURVE,-TO-THE-RIGHT-HAVING-A-RADIUS-OF-100.00-FEET.-THENCE-ALONG-THE ARC-OF-SAID-CURVE-TO-A-POINT-THAT-BEARS-SOUTH-1-DEGREES-47-MINUTES-51-SECONDS WEST-A-CHORD-DISTANCE-OF-115.03-FEET-FROM-THE-PRECEDING-POINT.-THENCE-SOUTH-3

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DEGREES-06-MINUTES-41-SECONDS-EAST-A-DISTANCE-OF-112.25-FEET-TO-A-POINT.-THENCE SOUTH-19-DEGREES-20-MINUTES-02-SECONDS-WEST-A-DISTANCE-OF-106.32-FEET-TO-A POINT.-THENCE-SOUTH-35-DEGREES-55-MINUTES-55-SECONDS-WEST-A-DISTANCE-OF-80.25 FEET-TO-A-POINT.-THENCE-SOUTH-45-DEGREES-32-MINUTES-11-SECONDS-WEST-A-DISTANCE OF-100.56-FEET-TO-A-POINT.-THENCE-SOUTH-59-DEGREES-14-MINUTES-45-SECONDS-WEST-A DISTANCE-OF-279.34-FEET-TO-A-POINT-ON-A-CURVE-TO-THE-RIGHT-HAVING-A-RADIUS-OF 150.00-FEET.-THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT-THAT-BEARS-SOUTH-72 DEGREES-31-MINUTES-27-SECONDS-WEST-A-CHORD-DISTANCE-OF-68.90-FEET-FROM-THE PRECEDING-POINT.-SAID-POINT-BEING-IN-THE-NORTHERLY-LINE-OF-PORTERS-NECK PLANTATION,-JUPITER-HILLS-RECORDED-IN-MAP-BOOK-33-AT-PAGE-216-IN-THE-NEW HANOVER-COUNTY-REGISTRY.-THENCE,-WITH-THE-LINES-OF-SAID-JUPITER-HILLS,-SOUTH-85 DEGREES-48-MINUTES-08-SECONDS-WEST-A-DISTANCE-OF-477.95-FEET-TO-A-POINT.-THENCE NORTH-4-DEGREES-11-MINUTES-50-SECONDS-WEST-A-DISTANCE-OF-12.00-FEET-TO-A-POINT. THENCE-SOUTH-84-DEGREES-02-MINUTES-05-SECONDS-WEST-A-DISTANCE-OF-175.08-FEET-TO A-POINT.-THENCE-NORTH-84-DEGREES-09-MINUTES-57-SECONDS-WEST-A-DISTANCE-OF 193.46-FEET-TO-A-POINT.-THENCE-SOUTH-3-DEGREES-52-MINUTES-14-SECONDS-WEST-A DISTANCE-OF-77.78-FEET-TO-A-POINT.-THENCE-SOUTH-68-DEGREES-53-MINUTES-38 SECONDS-EAST-A-DISTANCE-OF-270.18-FEET-TO-A-POINT.-THENCE-SOUTH-52-DEGREES-30 MINUTES-08-SECONDS-EAST-A-DISTANCE-OF-358.92-FEET-TO-A-POINT-ON-A-CURVE-TO-THE RIGHT-HAVING-A-RADIUS-OF-150.00-FEET.-THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A POINT-THAT-BEARS-SOUTH-44-DEGREES-58-MINUTES-05-SECONDS-EAST-A-CHORD-DISTANCE OF-39.34-FEET-FROM-THE-PRECEDING-POINT-THENCE-SOUTH-37-DEGREES-26-MINUTES-01 SECONDS-EAST-A-DISTANCE-OF-798.43-FEET-TO-A-POINT-ON-A-CURVE,-TO-THE-RIGHT HAVING-A-RADIUS-OF-100.00-FEET.-SAID-POINT-BEING-IN-THE-SOUTHWESTERLY-BOUNDARY LINE-OF-AFORESAID-PORTERS-NECK-PLANTATION,-PHASE-I,-SECTION-I.-THENCE,-WITH SAID-PORTERS-NECK-PLANTATION,-PHASE-I,-SECTION-I-LINES-ALONG-THE-ARC-OF-SAID CURVE-TO-A-POINT-THAT-BEARS-SOUTH-5-DEGREES-46-MINUTES-29-SECONDS-WEST-A-CHORD DISTANCE-OF-136.93-FEET-FROM-THE-PRECEDING-POINT.-THENCE-SOUTH-48-DEGREES-58 MINUTES-59-SECONDS-WEST-A-DISTANCE-OF-87.72-FEET-TO-A-POINT-IN-THE-NORTHERLY RIGHT-OF-WAY-LINE-OF-PORTERS-NECK-ROAD-(SR-1491,-60-FOOT-WIDE-PUBLIC RIGHT-OF-WAY).-THENCE,-WITH-SAID-LINE-OF-PORTERS-NECK-ROAD,-NORTH-49-DEGREES-02 MINUTES-33-SECONDS-WEST-A-DISTANCE-OF-1150.94-FEET-TO-A-POINT.-THENCE-NORTH-49 DEGREES-51-MINUTES-15-SECONDS-WEST-A-DISTANCE-OF-153.58-FEET-TO-A-POINT.-THENCE

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NORTH-52-DEGREES-45-MINUTES-42-SECONDS-WEST-A-DISTANCE-OF-102.31-FEET-TO-A POINT.-THENCE-NORTH-58-DEGREES-27-MINUTES-40-SECONDS-WEST-A-DISTANCE-OF-102.95 FEET-TO-A-POINT.-THENCE-NORTH-63-DEGREES-56-MINUTES-08-SECONDS-WEST-A-DISTANCE OF-102.68-FEET-TO-A-POINT.-THENCE-NORTH-68-DEGREES-27-MINUTES-07-SECONDS-WEST-A DISTANCE-OF-102.48-FEET-TO-A-POINT.-THENCE-NORTH-73-DEGREES-21-MINUTES-47 SECONDS-WEST-A-DISTANCE-OF-102.48-FEET-TO-A-POINT.-THENCE-NORTH-73-DEGREES-21 MINUTES-47-SECONDS-WEST-A-DISTANCE-OF-33.16-FEET-TO-A-POINT.-THENCE-NORTH-79 DEGREES-53-MINUTES-17-SECONDS-WEST-A-DISTANCE-OF-88.29-FEET-TO-A-POINT.-THENCE, LEAVING-THE-RIGHT-OF-WAY-OF-SAID-PORTERS-NECK-ROAD,-NORTH-74-DEGREES-51-MINUTES 22-SECONDS-WEST-A-DISTANCE-OF-206.01-FEET-TO-A-POINT-ON-A-CURVE-TO-THE-RIGHT HAVING-A-RADIUS-OF-150.00-FEET.-THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT THAT-BEAR-NORTH-71-DEGREES-26-MINUTES-37-SECONDS-WEST-A-CHORD-DISTANCE-OF 17.86-FEET-FROM-THE-PRECEDING-POINT.-THENCE-NORTH-68-DEGREES-01-MINUTES-51 SECONDS-WEST-A-DISTANCE-OF-798.44-FEET-TO-A-POINT-ON-A-CURVE-TO-THE-RIGHT HAVING-A-RADIUS-OF-100.00-FEET.-THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT THAT-BEAR-NORTH-58-DEGREES-00-MINUTES-31-SECONDS-WEST-A-CHORD-DISTANCE-OF 34.81-FEET-FROM-THE-PRECEDING-POINT.-THENCE-NORTH-10-DEGREES-06-MINUTES-08 SECONDS-EAST-A-DISTANCE-OF-970.19-FEET-TO-A-POINT.-THENCE-SOUTH-79-DEGREES-58 MINUTES-37-SECONDS-EAST-A-DISTANCE-OF-47.28-FEET-TO-A-POINT.-THENCE-NORTH-10 DEGREES-06-MINUTES-08-SECONDS-EAST-A-DISTANCE-OF-61.65-FEET-TO-A-POINT.-THENCE NORTH-79-DEGREES-58-MINUTES-37-SECONDS-WEST-A-DISTANCE-OF-47.28-FEET-TO-A POINT.-THENCE-NORTH-10-DEGREES-06-MINUTES-08-SECONDS-EAST-A-DISTANCE-OF-270.41 FEET-TO-A-POINT-IN-THE-SOUTHERLY-BOUNDARY-LINE-OF-HUNTERS-GREEN,-PHASE-I-AT PORTERS-NECK-PLANTATION-RECORDED-IN-MAP-BOOK-35-AT-PAGE-132-IN-THE-NEW-HANOVER COUNTY-REGISTRY.-THENCE,-WITH-THE-LINES-OF-SAID-HUNTERS-GREEN,-PHASE-I,-SOUTH 79-DEGREES-53-MINUTES-12-SECONDS-EAST-A-DISTANCE-OF-42.60-FEET-TO-A-POINT. THENCE-NORTH-10-DEGREES-06-MINUTES-48-SECONDS-EAST-A-DISTANCE-OF-143.46-FEET-TO A-POINT-IN-THE-SOUTHERLY-RIGHT-OF-WAY-LINE-OF-WILD-DUNES-CIRCLE-(VARIABLE-WIDTH PRIVATE-RIGHT-OF-WAY).-THENCE,-WITH-SAID-LINE-OF-WILD-DUNES-CIRCLE,-NORTH-61 DEGREES-14-MINUTES-30-SECONDS-EAST-A-DISTANCE-OF-3.92-FEET-TO-A-POINT-ON-A CURVE-TO-THE-RIGHT-HAVING-A-RADIUS-OF-25.00-FEET.-THENCE-ALONG-THE-ARC-OF-SAID CURVE-TO-A-POINT-THAT-BEAR-SOUTH-89-DEGREES-20-MINUTES-44-SECONDS-EAST-A-CHORD DISTANCE-OF-24.67-FEET-FROM-THE-PRECEDING-POINT.-SAID-POINT-BEING-ON-A-CURVE-TO

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Chapel Hill, North Carolina 27515-2687

Policy No. [REDACTED] 22NF

THE-RIGHT-HAVING-A-RADIUS-OF-376.27-FEET. -THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT-THAT-BEARS-SOUTH-56-DEGREES-32-MINUTES-59-SECONDS-EAST-A-CHORD-DISTANCE-OF-42.37-FEET-FROM-THE-PRECEDING-POINT. -SAID-POINT-BEING-ON-A-CURVE-TO-THE-LEFT-HAVING-A-RADIUS-OF-202.17-FEET. -THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT-THAT-BEARS-SOUTH-76-DEGREES-44-MINUTES-11-SECONDS-EAST-A-CHORD-DISTANCE-OF-160.68-FEET-FROM-THE-PRECEDING-POINT. -SAID-POINT-BEING-ON-A-CURVE-TO-THE-LEFT-HAVING-A-RADIUS-OF-326.21-FEET. -THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT-THAT-BEARS-NORTH-59-DEGREES-40-MINUTES-12-SECONDS-EAST-A-CHORD-DISTANCE-OF-225.06-FEET-TO-A-POINT-ON-A-CURVE, -TO-THE-LEFT-HAVING-A-RADIUS-OF-249.92-FEET. THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT-THAT-BEARS-NORTH-23-DEGREES-07-MINUTES-21-SECONDS-EAST-A-CHORD-DISTANCE-OF-140.86-FEET-FROM-THE-PRECEDING-POINT. -THENCE-NORTH-6-DEGREES-45-MINUTES-14-SECONDS-EAST-A-DISTANCE-OF-65.28-FEET-TO-A-POINT-ON-A-CURVE, -TO-THE-RIGHT-HAVING-A-RADIUS-OF-125.46-FEET. -THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT-THAT-BEARS-NORTH-17-DEGREES-15-MINUTES-58-SECONDS-EAST-A-CHORD-DISTANCE-OF-45.78-FEET-FROM-THE-PRECEDING-POINT-THENCE-NORTH-33-DEGREES-24-MINUTES-16-SECONDS-EAST-A-DISTANCE-OF-50.99-FEET-TO-A-POINT. -THENCE, -LEAVING-THE-RIGHT-OF-WAY-LINE-OF-SAID-WILD-DUNES-CIRCLE, -SOUTH-62-DEGREES-13-MINUTES-17-SECONDS-EAST-A-DISTANCE-OF-95.36-FEET-TO-A-POINT-ON-A-CURVE-TO-THE-RIGHT-HAVING-A-RADIUS-OF-100.00-FEET. -THENCE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT-THAT-BEARS-SOUTH-43-DEGREES-35-MINUTES-42-SECONDS-EAST-A-CHORD-DISTANCE-OF-189.44-FEET-FROM-THE-PRECEDING-POINT. -THENCE-SOUTH-27-DEGREES-42-MINUTES-06-SECONDS-WEST-A-DISTANCE-OF-298.08-FEET-TO-A-POINT. -THENCE-SOUTH-66-DEGREES-59-MINUTES-29-SECONDS-EAST-A-DISTANCE-OF-605.32-FEET-TO-A-POINT. -THENCE-NORTH-54-DEGREES-55-MINUTES-56-SECONDS-EAST-A-DISTANCE-OF-57.30-FEET-TO-A-POINT-IN-THE-SOUTHEASTERLY-BOUNDARY-LINE-OF-FAIRWAYS-COMMONS, -PHASE-II-AT-PORTERS-NECK-PLANTATION-RECORDED-IN-MAP-BOOK-41-AT-PAGE-121-IN-THE-NEW-HANOVER-COUNTY-REGISTRY. -THENCE, -WITH-SAID-LINE, -NORTH-63-DEGREES-36-MINUTES-18-SECONDS-EAST-A-DISTANCE-OF-192.42-FEET-TO-A-POINT-IN-THE-SOUTHEASTERLY-BOUNDARY-LINE-OF-FAIRWAYS-COMMONS, -PHASE-I-AT-PORTERS-NECK-PLANTATION-RECORDED-IN-MAP-BOOK-40-AT-PAGE-87-IN-THE-NEW-HANOVER-COUNTY-REGISTRY. -THENCE, -WITH-SAID-LINE, -NORTH-51-DEGREES-44-MINUTES-31-SECONDS-EAST-A-DISTANCE-OF-209.13-FEET-TO-A-POINT-IN-THE-SOUTHERLY-RIGHT-OF-WAY-LINE-OF-AFORESAID-FAZIO-DRIVE. -SAID-POINT-BEING-ON-A-CURVE-TO-THE-RIGHT-HAVING-A-RADIUS-OF-316.56-FEET. -THENCE, -THE-LINES-OF-SAID

## INVESTORS TITLE INSURANCE COMPANY

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Policy No. [REDACTED] 22NF

FAZIO-DRIVE-ALONG-THE-ARC-OF-SAID-CURVE-TO-A-POINT-THAT-BEARS-SOUTH-56-DEGREES-41-MINUTES-14-SECONDS-EAST-A-CHORD-DISTANCE-OF-169.65-FEET-FROM-THE-PRECEDING-POINT.-THENCE-SOUTH-41-DEGREES-08-MINUTES-49-SECONDS-EAST-A-DISTANCE-OF-125.26-FEET-TO-THE-POINT-OF-BEGINNING;-CONTAINING-78.71-ACRES,-MORE-OR-LESS.

EXCEPTING-THE-FOLLOWING-TWO-PARCELS:

### EXCEPTION-PARCEL-ONE

TO-ARRIVE-AT-THE-POINT-OF-BEGINNING-COMMENCE-AT-A-POINT-IN-THE-SOUTHERLY-RIGHT-OF-WAY-LINE-OF-WILD-DUNES-CIRCLE- (VARIABLE-WIDTH-PRIVATE-RIGHT-OF-WAY) . SAID-POINT-BEING-THE-NORTHEASTERLY-CORNER-OF-LOT-16,-HUNTERS-GREEN,-PHASE-I-AT-PORTERS-NECK-PLANTATION-AS-SHOWN-ON-A-MAP-RECORDED-IN-MAP-BOOK-35-AT-PAGE-132-IN-THE-NEW-HANOVER-COUNTY-REGISTRY.-THENCE,-WITH-THE-EASTERLY-LINE-OF-SAID-LOT-16,-SOUTH-10-DEGREES-06-MINUTES-48-SECONDS-WEST-A-DISTANCE-OF-143.46-FEET-TO-A-POINT-IN-THE-NORTHERLY-LINE-OF-"GOLF-MAINTENANCE-AREA"-AS-DESCRIBED-A-DEED-RECORDED-IN-DEED-BOOK-1637-AT-PAGE-206-IN-THE-NEW-HANOVER-COUNTY-REGISTRY. THENCE,-WITH-SAID-NORTHERLY-LINE,-NORTH-79-DEGREES-53-MINUTES-12-SECONDS-WEST-A-DISTANCE-OF-42.60-FEET-TO-A-POINT.-THENCE,-SOUTH-10-DEGREES-06-MINUTES-08-SECONDS-WEST-A-DISTANCE-OF-270.41-FEET-TO-A-POINT.-THENCE-SOUTH-79-DEGREES-58-MINUTES-37-SECONDS-EAST-A-DISTANCE-OF-47.28-FEET-TO-POINT.-THENCE-SOUTH-10-DEGREES-06-MINUTES-08-SECONDS-WEST-A-DISTANCE-OF-61.65-FEET-TO-A-POINT.-THENCE-SOUTH-67-DEGREES-11-MINUTES-25-SECONDS-EAST-A-DISTANCE-OF-30.75-FEET-TO-THE-POINT-OF-BEGINNING;

THENCE-SOUTH-79-DEGREES-58-MINUTES-37-SECONDS-EAST-A-DISTANCE-OF-103.95-FEET-TO-A-POINT-IN-THE-EASTERLY-LINE-OF-AFORESAID-"GOLF-MAINTENANCE-AREA".-THENCE,-A-NEW-LINE,-SOUTH-18-DEGREES-49-MINUTES-26-SECONDS-WEST-A-DISTANCE-OF-151.79-FEET-TO-A-POINT.-THENCE-NORTH-79-DEGREES-58-MINUTES-37-SECONDS-WEST-A-DISTANCE-OF-99.38-FEET-TO-A-POINT.-THENCE-NORTH-10-DEGREES-06-MINUTES-08-SECONDS-EAST-A-DISTANCE-OF-111.19-FEET-TO-A-POINT.-THENCE-NORTH-35-DEGREES-31-MINUTES-03-SECONDS-EAST-A-DISTANCE-OF-42.99-FEET-TO-THE-POINT-OF-BEGINNING;-CONTAINING-0.37-ACRES,-MORE-OR-LESS.

## CERTIFICATE OF SERVICE

I hereby certify that I have this day served a copy of the foregoing Claim of Lien upon all other parties to this cause by placing a copy of the same in the United States Mail, postage prepaid, addressed as follows:

Mr. Jason L. Hendren  
Hendren, Redwine & Malone, PLLC  
4600 Marriott Drive  
Suite 150  
Raleigh, NC 27612

Attorney for Porters Neck Country Club, Inc.

Porters Neck Country Club, Inc.  
Attn: Mr. David Adams, President  
8403 Vintage Club Drive  
Wilmington, NC 28411

Porters Neck Country Club, Inc.  
Attn: Mr. Marc Tingle, GM and COO  
8403 Vintage Club Drive  
Wilmington, NC 28411

This the 13 day of November, 2019.



\_\_\_\_\_  
Jerry A. Mannen, Jr.

CERTIFICATE OF SERVICE

I, Jerry A. Mannen, Jr., of 102 North Fifth Avenue (P.O. Drawer 479), Wilmington, North Carolina, certify:

That I am and at all times hereinafter mentioned was, more than eighteen (18) years of age;

That on the 11<sup>th</sup> day of December, 2019, the forgoing Notice of Perfection of Statutory Lien was filed electronically in accordance with the local rules and was therefore served electronically on those entities that have registered for electronic service. I further served a copy of the within pleading on Mr. Jason L. Hendren, attorney for debtor Porters Neck Country Club, Inc. and on the debtor, Porters Neck Country Club, Inc. by mailing a copy of same, postage prepaid, sealed in a secure envelope, and deposited in the United States Post Office, Wilmington, North Carolina, addressed as follows:

Mr. Jason L. Hendren  
Hendren, Redwine & Malone, PLLC  
4600 Marriott Drive  
Suite 150  
Raleigh, NC 27612

Porters Neck County Club, Inc.  
Attn: Mr. David Adams, President  
8403 Vintage Club Drive  
Wilmington, NC 28411

I certify under penalty of perjury that the foregoing is true and correct.

Executed this the 11<sup>th</sup> day of December, 2019.

YOW, FOX & MANNEN, L.L.P.

By: s/Jerry A. Mannen, Jr.  
Jerry A. Mannen, Jr.